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**PROJECT: 16-1450 ACQ, WILCOX REACH - NORTH SHORELINE PROTECTION**

Sponsor: Nisqually Land Trust    Program: Puget Sound Acq. & Restoration    Status: Closed Completed  
Project Start Date: 01/19/2018    Agreement End Date: 03/15/2021

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Final Report Status: Accepted 04/06/2021

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## Description

### PROJECT AGREEMENT DESCRIPTION

The Nisqually Land Trust proposes to acquire 185 acres, in fee simple, including 1.02 miles of river shoreline, 151 acres of riparian habitat, and 34 acres of forested upland along the Wilcox Reach of the Nisqually River, near Yelm in Pierce County. Both the Nisqually Chinook Salmon Recovery Plan and the Nisqually Steelhead Trout Recovery Plan rate this reach of the Nisqually River as highest priority for protection of habitat for Chinook salmon and steelhead trout, which are federally listed as threatened species.

The target acquisition property is one of the last large undeveloped shoreline properties on the Nisqually River. Approximately 100 acres are in an extremely dynamic reach of the river's channel migration zone. The Nisqually River has moved south across the property since the General Land Office maps were drawn. The property is forested but zoned R10, which with cluster development, would allow for up to 37 homes. This acquisition would prevent loss of shoreline vegetation and habitat degradation through timber harvest, real-estate conversion, livestock grazing, and off-road vehicle use. This project would also connect two substantial blocks of permanently protected Nisqually River shoreline.

### FINAL PROJECT DESCRIPTION

The Nisqually Land Trust permanently protected 174 acres through fee acquisition along the north shoreline of the Wilcox Reach of the Nisqually River, near Yelm in Pierce County. This property includes 1 mile of river shoreline, over 100 acres in the floodplain and channel migration zone, and over 20 acres of forested wetland on the hilltop at the top of the bluff in the northeast corner of the property. This project doubled the area permanently protected in Pierce County as a part of the Land Trust's Lackamas Flats Protected Area and this site is directly across the river from an additional 41 acres of permanently protected shoreline and riparian habitat.

Both the Nisqually Chinook Salmon Recovery Plan and the Nisqually Steelhead Recovery Plan identify this reach of the Nisqually River as a high priority for habitat protection.

## Narrative

The Land Trust began discussing permanent conservation options for this property with the owners over 25 years ago. In 2015, the owners decided to list the property for sale with the goal of selling the property for shoreline development.

The Nisqually Land Trust partnered with Western River Conservancy to complete negotiations with the landowners and acquired the property in July 2020.

Future habitat enhancement activities on the property will include control of invasive weeds, including Scotch broom and Himalayan blackberry; and planting of native trees and shrubs in areas with sparse forest cover.

# Final Report, Project 16-1450

## Worksites

### Worksite #1: Wilcox Reach 3 North Shoreline

#### Worksite Address (Optional)

**Street Address** 420th Street and 36th Avenue S.

**City** Roy

**State, Zip** WA

## Worksite Details

### Worksite #1: Wilcox Reach 3 North Shoreline

**Worksite Name** Wilcox Reach 3 North Shoreline

#### WORKSITE DESCRIPTION

The project site totals 174 acres of undeveloped, naturally regenerated second-growth forest.

#### Geographic Coordinates

**From mapped point:** Latitude 46.868657 Longitude -122.487113

**For Directions:** Latitude 46.874526 Longitude -122.481105

#### SITE ACCESS DIRECTIONS

From Yelm, WA: follow WA-507 to McKenna; turn right onto WA-702; turn right on Harts Lake Road; turn right on Harts Lake Valley Road; at intersection of Harts Lake Valley Road and 420th Street access will be through neighboring property owned by Wilcox Farms. There is a farm road that goes to the north property boundary. There are no roads on the target property. Access through Wilcox Farms must be arranged in advance. Due to the farm's bio-management procedures, vehicles must pass through the farm's wash stations and visitors must certify that they do not raise chickens.

## Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Wilcox Reach 3 North Shoreline	Wilcox Property	✓ Clarification	✓	✓ Map verified

# Final Report, Project 16-1450

## Worksite Metrics

	Current Agreement	Final
<b>Worksite: Wilcox Reach 3 North Shoreline (#1)</b>		
Targeted salmonid ESU/DPS (A.23)	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unidentified ESU <input checked="" type="checkbox"/> Chum Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Chum Salmon-unidentified ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unidentified ESU <input checked="" type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unidentified ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unidentified DPS	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unidentified ESU <input checked="" type="checkbox"/> Chum Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Chum Salmon-unidentified ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unidentified ESU <input type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unidentified ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unidentified DPS
Targeted species (non-ESU species)	None Unknown Brook Trout Brown Trout Bull Trout <input checked="" type="checkbox"/> Cutthroat Forage Fish Kokanee Lamprey Rainbow Searun Cutthroat	None Unknown Brook Trout Brown Trout Bull Trout <input checked="" type="checkbox"/> Cutthroat Forage Fish Kokanee Lamprey Rainbow Searun Cutthroat
Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	1.02	1.02
Project Identified In a Plan or Watershed Assessment (C.0.c)	Nisqually Chinook Recovery Team, 2001, Nisqually Chinook Recovery Plan.  Nisqually Steelhead Recovery Team, 2014, Draft Nisqually River Steelhead Recovery Plan.	<i>Not Collected at Closure</i>
Priority in Recovery Plan	Addresses priority habitat preservation for Chinook and Steelhead.	<i>Not Collected at Closure</i>
Type Of Monitoring (C.0.d.1)	Implementation Monitoring <input checked="" type="checkbox"/> None	Implementation Monitoring <input checked="" type="checkbox"/> None
Monitoring Location (C.0.d.2)	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream

# Final Report, Project 16-1450

## Overall Metrics

	Current Agreement	Final
<b>Funding not reported to RCO</b>		
Provide the dollar amount spent to complete the scope of this project identified in PRISM that was not included in the grant or as match to the grant in the project agreement.	Collected at Closure	\$0

## Planned Operation & Maintenance Costs

Estimated FTE's	Collected on Application	Not Collected at Closure
Estimated O&M Costs	Collected on Application	Not Collected at Closure
O&M Funding Source(s)	Collected on Application	Not Collected at Closure
O&M Activities	Collected on Application	Not Collected at Closure

## Project Acquisition

Acquisition Primary Purpose	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access
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## Completion Date

Projected date of completion	12/31/2011	3/15/2021
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## Project Goals

Goals, purpose, and expected benefits (A.17)	Protect Nisqually River high priority habitat for Chinook salmon and steelhead trout as listed in the Nisqually Chinook Salmon Recovery Plan and the Nisqually Steelhead Trout Recovery Plan.	Protect Nisqually River high priority habitat for Chinook salmon and steelhead trout as listed in the Nisqually Chinook Salmon Recovery Plan and the Nisqually Steelhead Trout Recovery Plan.
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## Acquisition Costs

	Proposed	Final
<b>Property: Wilcox Property (Worksite #1: Wilcox Reach 3 North Shoreline)</b>		
Real Property Acquisition Costs	\$1,093,688	\$1,195,759
Incidental Costs	\$80,900	\$41,241
Administrative Costs	\$50,000	\$29,552
Totals	\$1,224,588.00	\$1,266,552.29

Date of Last Released Billing 04/19/2021

## Final Report, Project 16-1450

### Billed Summary

*Date of Last Released Billing 04/19/2021*

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Acquisition					
Property			978,759.45	217,000.00	1,195,759.45
Incidentals			39,399.95	1,840.90	41,240.85
<b>Property/Inc Subtotal</b>	<b>1,022,997.41</b>	<b>1,235,159.40</b>	<b>1,018,159.40</b>	<b>218,840.90</b>	<b>1,237,000.30</b>
Admin Costs	24,713.98	29,551.99	29,551.99		29,551.99
<b>Acquisition Total</b>	<b>1,047,711.39</b>	<b>1,264,711.39</b>	<b>1,047,711.39</b>	<b>218,840.90</b>	<b>1,266,552.29</b>
Total	1,047,711.39	1,264,711.39	1,047,711.39	218,840.90	1,266,552.29

# Final Report, Project 16-1450

## Sponsor Match

	Proposed	Final
<b>Project Funding</b>		
PCSRF Federal Funds (A.10)	\$133,239.00	\$133,239.00
State Funds (A.11)	\$914,472.39	\$914,472.39

### Sponsor Match: Monetary Funding

Amount of other monetary funding (A.12)	\$183,688	\$218,841
Source of other monetary funding (A.12.a)	Applications for matching funds submitted to: 2016 Washington Wildlife and Recreation Program Riparian Protection focus area; and 2016 Washington Department of Ecology Floodplain by Design Program	DOE - Streamflow Restoration grant; Land Trust expenditure
Timing of other monetary funding	Available now.	Not Collected at Closure

### Sponsor Match: Donated Un-paid Labor (volunteers)

Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0	\$0
Source of Donated Un-paid labor contributions (A.13.a.4)	N/A	N/A
Number of hours volunteers contributed to the project (A.13.a.1)	Collected at Closure	0
Describe how the value of the volunteers was determined (A.13.a.3)	Collected at Closure	N/A

### Sponsor Match: Donated Paid Labor

Value of Donated Paid Labor (A.13.b.1)	\$0	\$0
Source of Donated Paid Contributions (A.13.b.2)	N/A	N/A

### Sponsor Match: Other In-kind Contributions

Value of Other In-Kind Contributions (A.13.c.1)	\$0	\$0
Source of Other In-Kind Contributions (A.13.c.3)	N/A	N/A
Description of other In-Kind contributions (A.13.c.2)	N/A	N/A
Amount Total	\$1,231,399	\$1,266,552
Total Billed		\$1,266,552
Difference		\$0

## Attachments

PHOTOS (JPG, GIF)  
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS  
Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						

## Final Report, Project 16-1450

### Certify & Submit

#### Status History

Report Status	Date	User	Note
Accepted	04/06/2021	Josh Lambert	
Submitted	03/31/2021	Kim Bredensteiner	
Draft	03/31/2021	Kim Bredensteiner	

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PROPERTY: Wilcox Property (1: Wilcox Reach 3 North Shoreline)

### Property Basics

#### ✓ Acquisition

<b>Planned Acquisition Date</b>	12/31/2017	<b>Proposed Acres</b>	185.00
<b>Actual Acquisition Date</b>	08/21/2020	<b>Actual Acres</b>	174.00

### Property Location

<b>Property Name</b>	Wilcox Property	<b>Property Description</b>	Acquisition of approximately 185 acres, in fee simple. Property is in the Nisqually River channel migration zone and is forested. The south boundary of the property is the Nisqually River and the property includes approximately 1.02 miles of shoreline.
<b>Associated Worksite</b>	Wilcox Reach 3 North Shoreline (#1)		

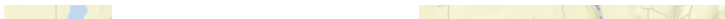
### Property Grantor

**Landowner Type** Private

### Ownership

<b>Instrument Type</b>	Deed - Statutory Warranty
<b>Purchase Type</b>	Fee ownership
<b>Term Type</b>	Perpetuity
<b># Yrs</b>	
<b>Expiration Date</b>	
<b>Note</b>	

### Property Map



0 0.5 1mi

✓ RCO Verified Map

This map is for representation only.

### Parcel Numbers



## Property Report: Wilcox Property (Worksite #1: Wilcox Reach 3 North Shoreline)

County Name	Parcel Number	Mapped	Notes (optional)
Pierce	0316184500	System	Property includes four tax parcels. Three are overlapping: 0316184500, 0316184501, and 0316184502. The fourth, 0316191000, is to the south of these three overlapping parcels and does not exist in the version of the parcel boundaries included in the RCO ma

### Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Quit Claim	202008280399	
Deed of Right	202009281866	

### Sponsor Clarification

Deed and Deed of Right have been added. Property boundary has been edited to reflect property acquired. Notes have been added to parcel list, including parcel numbers of overlapping tax parcels and the southern parcel that is not shown in this version of the county parcel layer.

✓ **The above information is correct and complete**

### RCO Notes

✓ **Property data verified by RCO Staff**

## Metrics

### Current Agreement

### Final

### Metrics Required at Billing

#### Real Property Acquisition

##### Land

Acres by Acreage Type (fee simple)

	Acres		Acres
Lake	0	Lake	
Riparian	151.00	Riparian	140.00
Tidelands	0	Tidelands	
Uplands	34.00	Uplands	34.00
Wetlands	0	Wetlands	
Total	185.00	Total	174.00

Existing structures on site

✓ No structures on site  
Structures and acres  
excluded for ineligible use  
Structures retained for  
eligible use  
Structures to be  
demolished

✓ No structures on site  
Structures and acres  
excluded for ineligible use  
Structures retained for  
eligible use  
Structures to be  
demolished

Market value of property improvements

\$0

\$0

### Metrics Required at Final Report

#### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

1.02

1.02

##### Land

Total cost for Land

\$1,093,688

*Not Collected at Closure*

Acres zoned as agricultural land

0

0

#### Incidentals

##### Agency Indirect (Acq)

## Property Report: Wilcox Property (Worksite #1: Wilcox Reach 3 North Shoreline)

Total cost for Agency Indirect (Acq)	\$11,900	<i>Not Collected at Closure</i>
<b>Note:</b> Calculated using de minimus rate (10% of MTDC)		
<b>Appraisal</b>		
Total cost for appraisal	\$15,000	<i>Not Collected at Closure</i>
<b>Appraisal Review</b>		
Total cost for appraisal review	\$5,000	<i>Not Collected at Closure</i>
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title	\$2,000	<i>Not Collected at Closure</i>
<b>Cultural resources (Acq)</b>		
Total cost for Cultural resources(Acq)	\$10,000	<i>Not Collected at Closure</i>
Restoration or development plans (yes/no)	No	Yes <b>Note:</b> Habitat enhancement activities planned for the future - control of invasive weeds and planting of native trees in shrubs in areas of sparse forest cover.
<b>Environmental Audits</b>		
Total cost for environmental audits	\$5,000	<i>Not Collected at Closure</i>
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)	\$10,000	<i>Not Collected at Closure</i>
Number of linear feet of fencing to be built	40	0
<b>Noxious weed control</b>		
Total cost for Noxious weed control	\$5,000	<i>Not Collected at Closure</i>
Acres treated for noxious weeds by method	Acres	Acres
	Biological	Biological
	Chemical	Chemical
	Mechanical	Mechanical
	Total	Total
	20.00	0
	20.00	0
	40.00	0
<b>Signs (Acq)</b>		
Total cost for Signs(Acq)	\$5,000	<i>Not Collected at Closure</i>
Number of permanent signs that identify site and funding partners	20	20 <b>Note:</b> To be installed after purchase
<b>Stewardship plan</b>		
Total cost for Stewardship plan	\$4,000	<i>Not Collected at Closure</i>
<b>Survey (Acq)</b>		
Total cost for Survey(Acq)	\$8,000	<i>Not Collected at Closure</i>
Acres surveyed	<i>Collected at Closure</i>	0
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)	\$50,000	<i>Not Collected at Closure</i>

### Sponsor Clarification

Changes - no weed control or fence installation was completed during this project. Weed control and planting will be planned and implemented in the future to enhance habitat conditions.

## Property Report: Wilcox Property (Worksite #1: Wilcox Reach 3 North Shoreline)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$50,000.00	\$29,551.99	\$0.00	\$29,551.99
Agency Indirect (Acq)	\$11,900.00	\$1,944.67	\$0.00	\$1,944.67
Appraisal	\$15,000.00	\$9,994.50	\$0.00	\$9,994.50
Appraisal Review	\$5,000.00	\$8,000.00	\$0.00	\$8,000.00
Closing, Recording, Taxes, Title	\$2,000.00	\$6,836.41	\$0.00	\$6,836.41
Cultural resources (Acq)	\$10,000.00	\$8,083.85	\$1,840.90	\$9,924.75
Environmental Audits	\$5,000.00	\$0.00	\$0.00	\$0.00
<i>Fencing (Acq)</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
Fencing (Acq)	\$10,000.00	\$0.00	\$0.00	\$0.00
Land	\$1,300,000.00	\$978,759.45	\$217,000.00	\$1,195,759.45
Noxious weed control	\$5,000.00	\$0.00	\$0.00	\$0.00
Signs (Acq)	\$5,000.00	\$0.00	\$0.00	\$0.00
Stewardship plan	\$4,000.00	\$3,095.22	\$0.00	\$3,095.22
Survey (Acq)	\$8,000.00	\$1,445.30	\$0.00	\$1,445.30
Total Costs:	\$1,440,900.00	\$1,047,711.39	\$218,840.90	\$1,266,552.29
Date of Last Released Billing 03/31/2021				

### Values

Appraised Value	\$0.00	Appraised Date
Reviewed Value	\$0.00	Appraisal Review Date
Paid Value	\$0.00	
Donated Value	\$0.00	
Court Award	\$0.00	

# Property Report: Wilcox Property (Worksite #1: Wilcox Reach 3 North Shoreline)


















## Attachments

PHOTOS (JPG, GIF)

Photos (JPG, GIF)

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/06/2021	Map: Parcel map	Healy Property Public Access Map 1	JoshL	Healy Property Public Access Map 1.pdf, 468594 Property: Wilcox Property	✓
	09/28/2020	Deed of right	North Wilcox DOR, recorded.pdf	JoeK	North Wilcox DOR, recorded.pdf, 447684 Property: Wilcox Property	✓
	09/21/2020	Deed	North Wilcox Property Quit Claim Deed.pdf	JoeK	North Wilcox Property Quit Claim Deed.pdf, 447004 Property: Wilcox Property	✓
	09/21/2020	Title Insurance	North Wilcox Property Owner Policy.pdf	JoeK	North Wilcox Property Owner Policy.pdf, 447003 Property: Wilcox Property	
	09/02/2020	Amendment request	LE LOS - Wilcox North Amendment 062920	JoshL	LE LOS - Wilcox North Amendment 062920.doc, 445769 Property: Wilcox Property	✓
	09/02/2020	Amendment request	Nisqually WilcoxReach_16-1450_RequestforReturnedFunds_RCO	JoshL	Nisqually WilcoxReach_16-1450_RequestforReturnedFunds_RC... 445768 Property: Wilcox Property	✓
	09/02/2020	Estimated Settlement Statement	Wilcox North final buyer statement.pdf	JoeK	Wilcox North final statement.pdf, 445729 Property: Wilcox Property	
	08/13/2020	Estimated Settlement Statement	Healy Property Buyer Est. Settlement.pdf	JoeK	Healy Property Buyer Est. Statement.pdf, 443959 Billing #5: 8/13/20, Property: Wilcox Property	
	08/03/2020	Notice of Just Compensation	Wilcox Property Notice of Just Comp.pdf	JoeK	Wilcox Property Notice of Just Comp.pdf, 441366 Property: Wilcox Property	
	07/31/2020	Appraisal Review	Nisqually River Property Review Appraisal.pdf	JoeK	Nisqually River Property Review Appraisal.pdf, 441086 Property: Wilcox Property	
	07/24/2020	Hazardous Substance Certification Form	Wilcox Property Hazardous Substances Cert-signed.pdf	JoeK	Wilcox Property Hazardous Substances Cert-signed.pdf, 440016 Property: Wilcox Property	✓
	07/24/2020	Environmental Site Assessment Report	Healy Property Phase I.pdf	JoeK	Healy Property Phase I.pdf, 440013 Property: Wilcox Property	✓
	07/24/2020	Preliminary title report	Wilcox Property Preliminary Title Report Checklist.pdf	JoeK	Wilcox Property Preliminary Title Report Checklist.pdf, 440012 Property: Wilcox Property	
	07/24/2020	Appraisal	Nisqually River Property Appraisal.pdf	JoeK	Nisqually River Property Appraisal.pdf, 440000 Property: Wilcox Property	
	07/24/2020	Easement	NLT Wilcox Easement - Final.pdf	JoeK	NLT Wilcox Easement - Final.pdf, 439998 Billing #4: 7/24/20, Property: Wilcox Property	✓
	07/27/2018	Appraisal	Healy Property Appraisal - Final, 5.23.18.pdf	JoeK	Healy Property Appraisal - Final, 5.23.18.pdf, 357339 Property: Wilcox Property	
	07/27/2018	Appraisal Review	Review appraisal, Healy Property.pdf	JoeK	Review appraisal, Healy Property.pdf, 357310 Billing #1: 7/24/18, Property: Wilcox Property	